

152.0

0006

0005.E

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
871,200 / 871,200
871,200 / 871,200
871,200 / 871,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
75		CEDAR AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: VANDERSPEK ROLAND--ETAL	
Owner 2: VANDERSPEK CORINNA	
Owner 3:	
Street 1: 75 CEDAR AVENUE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: N

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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7505.000	355,100		516,100	871,200		100768
Total Card	0.172	355,100		516,100	871,200	Entered Lot Size	GIS Ref
Total Parcel	0.172	355,100		516,100	871,200	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	517.03	/Parcel: 517.03	Land Unit Type:	Insp Date
							01/20/18

EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH	
Type:	15 - Old Style	Full Bath:	1	Rating:	Average		
Sty Ht:	2A - 2 Sty +Attic	A Bath:		Rating:			
(Liv) Units:	1	3/4 Bath:	1	Rating:	Average		
Foundation:	1 - Concrete	A 3QBth:		Rating:			
Frame:	1 - Wood	1/2 Bath:	1	Rating:	Average		
Prime Wall:	4 - Vinyl	A HBth:		Rating:			
Sec Wall:		OthrFix:	1	Rating:	Average		
Roof Struct:	1 - Gable	OTHER FEATURES					
Roof Cover:	1 - Asphalt Shgl	Kits:	1	Rating:	Average	1st Res Grid Desc: Line 1 # Units 1	
Color:	WHITE	A Kits:		Rating:		Level	FY LR DR D K FR RR BR FB HB L O
View / Desir:		Frpl:	1	Rating:	Average	Other	
GENERAL INFORMATION		WSFlue:		Rating:		Upper	
Grade: C+ - Average (+)		CONDOS INFORMATION					
Year Blt:	1935	Eff Yr Blt:	Location:				
Alt LUC:		Alt %:	Total Units:				
Jurisdict:	G10	Fact:	Floor:				
Const Mod:		% Own:	Name:				
Lump Sum Adj:							
INTERIOR INFORMATION		DEPRECIATION					
Avg Ht/FL:	STD	Phys Cond:	AG - Avg-Good	26.	%	Exterior:	No Unit RMS BRS FL
Prim Int Wal	2 - Plaster	Functional:			%	Interior:	1 6 3
Sec Int Wall:		Economic:			%	Additions:	
		Special:			%	Kitchen:	
						Baths:	
						Plumbing:	
						Electrical:	

WIP, CK COND SINK IN BSMT.

RESIDENTIAL GRID

CONDO INFORMATION

REMODELING **RES BREAKDOWN**

SKETCH

20

25

32

INTERIOR INFORMATION

Avg Ht/FL: STD		
Prim Int Wal	2	- Plaster
Sec Int Wall:		%
Partition:	T	- Typical
Prim Floors:	15	- Carpet
Sec Floors:	3	- Hardwood 35 %
Bsmnt Flr:	12	- Concrete
Subfloor:		
Bsmnt Gar:	1	
Electric:	3	- Typical
Insulation:	2	- Typical
Int vs Ext:	S	
Heat Fuel:	2	- Gas
Heat Type:	3	- Forced H/W
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac:
% Com Wal		% Sprinkled

MOBILE HOME

Make:

odel:

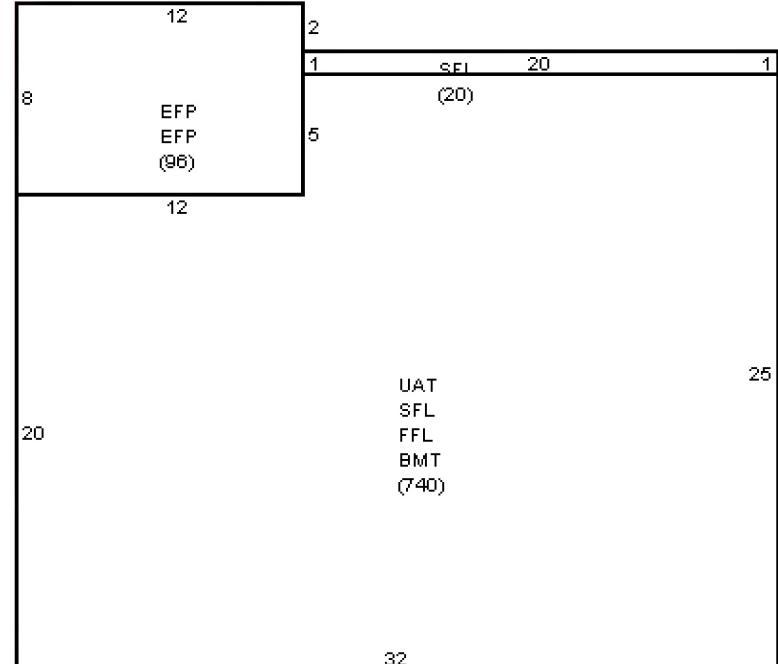
Serial #

Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	2010	0.00	T	7.2	101						

SKETCH



SUB AREA DETAIL

SUB AREA					SUB AREA DETAIL					
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	Second Floor	760	181.060	137,605						
BMT	Basement	740	54.320	40,195	UAT	100	FLA	100		
FFL	First Floor	740	181.060	133,984						
EFP	Enclos Porch	192	41.130	7,898						
UAT	Upper Attic	185	126.740	23,447						
Net Sketched Area:		2,617	Total:	343,129						
Size Ad	1500	Gross Area	3172	FinArea	1685					

IMAGE

